

PREPARED BY AND RETURN TO: JAMES E. WOODS  
WOODS and SNYDER  
P. O. Box 456  
Olive Branch, MS 38654  
(601) 895-2996

Aug 10 10 26 AM '95

BK 289 PG 95  
W.E. DAVIS CH. CLK.

By M. Jaylor De

WARRANTY DEED

H. GENE PHILLIPS and  
JOE D. SMITH,

GRANTORS

TO

JACK L. BROADDUS, ET UX, ET AL,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, H. GENE PHILLIPS and JOE D. SMITH, do hereby sell, convey and warrant unto JACK L. BROADDUS and wife, SONJA K. BROADDUS and NEPPIE L. BROADDUS, as joint tenants with the right of survivorship and not as tenants in common, the land lying and being situated in City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 39, Section "D", Germantown Manor Subdivision, situated in Section 16, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 41, Page 16-17, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities, and the restrictive covenants of record in Germantown Manor Subdivision.

Taxes for the year 1995 are to be prorated and possession is to take place upon the delivery of this Deed.

WITNESS OUR SIGNATURES, this the 9 day of April,  
1995.

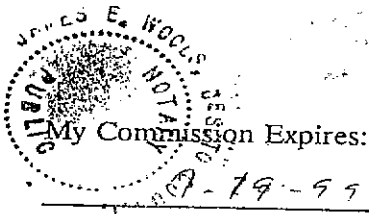
H. Gene Phillips  
H. GENE PHILLIPS

Joe D. Smith  
JOE D. SMITH

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 8 day of October, 1995, within my jurisdiction, the within named H. GENE PHILLIPS and JOE D. SMITH, who acknowledged that they executed the above and foregoing instrument.



James E. Woods  
NOTARY PUBLIC

## GRANTOR'S ADDRESS:

H. Gene Phillips

9533 Stuart StreetOlive Branch, MS 38451Hm. Phone: 895-5771Wk. Phone: 893-5214

## GRANTEE'S ADDRESS:

Jack L. Broaddus

4420 West 152nd CourtLeawood, KS 66224Hm. Phone: 913-681-3196Wk. Phone: 913-681-3196

Joe D. Smith

Joe D. Smith7297 Northwood DriveOlive Branch, MS 38451Hm. Phone: 895-2843Wk. Phone: 901-278-4221

Sonja K. Broaddus

4420 West 152nd CourtLeawood, KS 66224Hm. Phone: 913-681-3196Wk. Phone: 913-681-3196

Neppie L. Broaddus

4420 West 152nd CourtLeawood, KS 66224Hm. Phone: 913-681-3196Wk. Phone: 913-681-3196